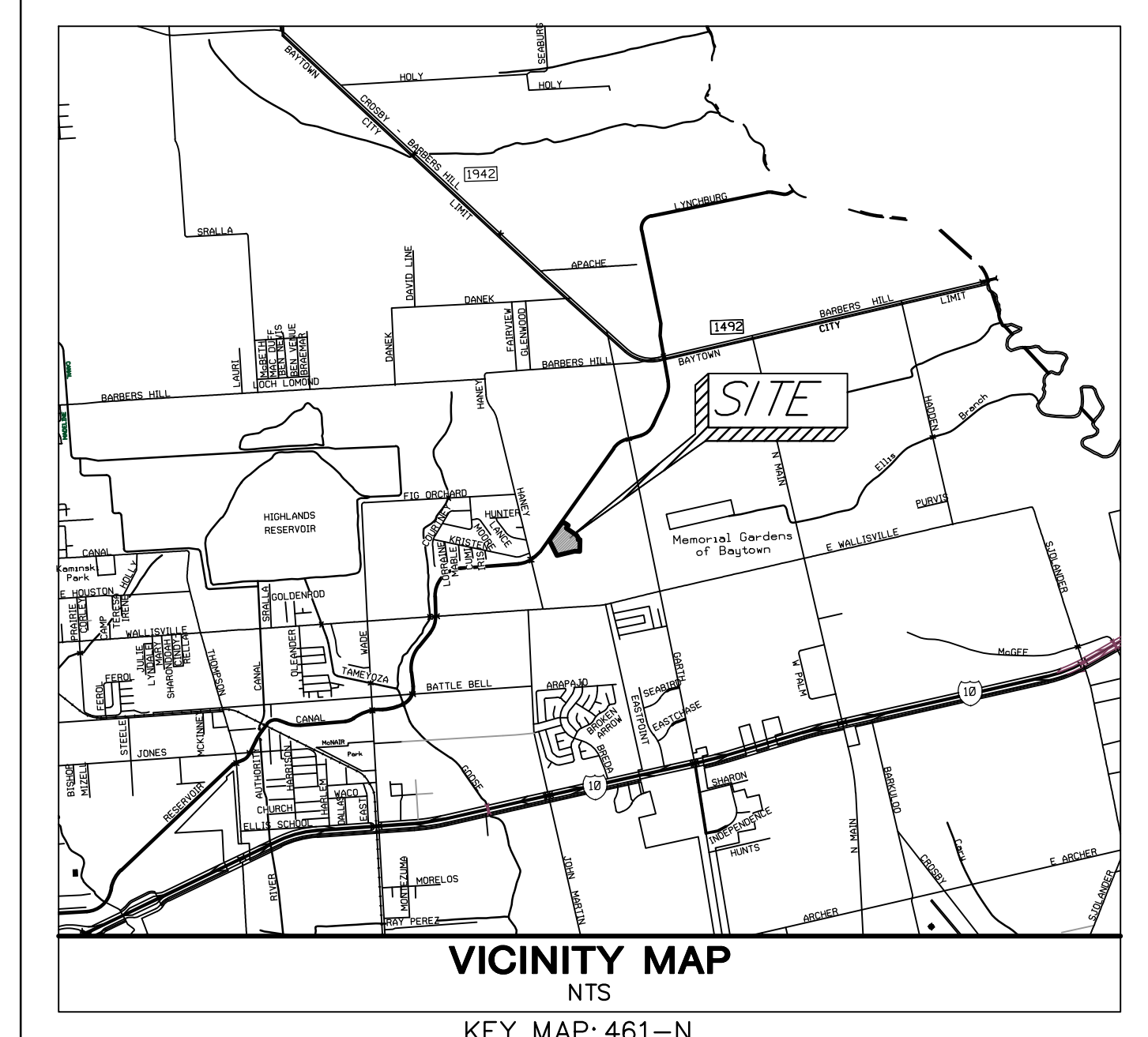
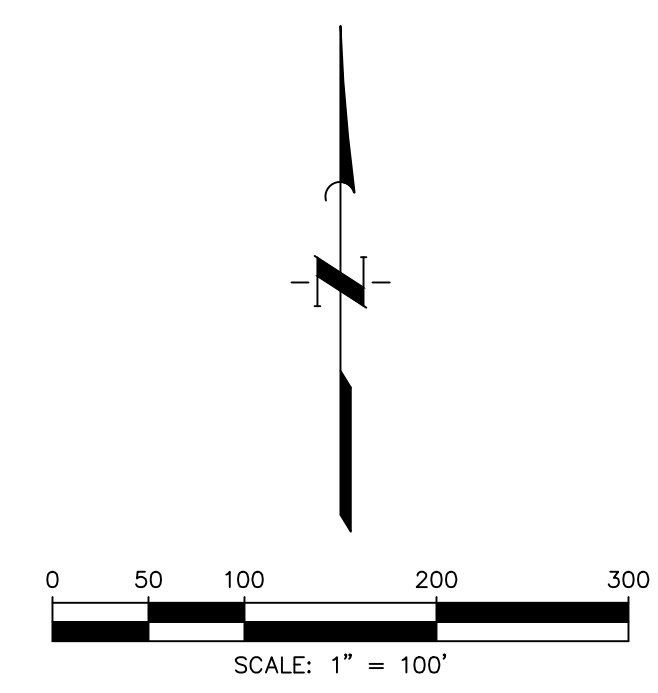


A RESTRICTED RESERVE "A"
 Restricted to Landscape & Open Space
 Purposes Only
 0.53 Acres
 23,228 Sq Ft

B RESTRICTED RESERVE "B"
 Restricted to Landscape, Open Space &
 Utility Purposes Only
 2.30 Acres
 100,179 Sq Ft



- GENERAL NOTES**
- AE "Aerial Easement"
 - BL "Building Line"
 - ESMT "Easement"
 - CF "Clerk's File"
 - FND "Found"
 - HCDR "Harris County Deed Records"
 - HCMR "Harris County Map Records"
 - HCMJID "Harris County Municipal Utility District"
 - HCOFRRP "Harris County Official Public Records of Real Property"
 - No. "Number"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stim SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol. Pg. "Volume and Page"
 - W/E "Waterline Easement"
 - WLF "Waterline Easement"
 - ⓪ "Block Number"
 - "Set 3/4-inch iron rod (with Cap Stamped "Jones/Carter") as Per Certification"
 - The coordinates shown hereon are based on the Texas South Central Zone No. 4204 (NAD83) and may be brought to surface by applying the following Scale Factor of 0.999901678.
 - Drainage easements shall be kept clear of fences, building, planting and other obstructions to the operations and maintenance of drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved structure. Drainage easements shall be a minimum of 16 feet wide.
 - Absent written authorization by the affected utilities, all CenterPoint Energy and City of Baytown utility easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put solid wooden fences backup, but generally will not replace new fencing.
 - Any new development within this subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
 - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
 - The proposed development shall not hinder surface flow from adjacent property, nor cause flooding to adjacent property.
 - City of Baytown Benchmark Note:**
Harris County Floodplain Reference Marker No 140075, being a brass disk on the north side of East Wallisville Road on bridge over Goose Creek. Elev=36.28', NAVD83 ADJ.
 - Floodplain Statement:**
According to Map No. 48201C0755M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas dated January 6, 2017, the subject tract is located within Zone "X," defined as Areas of Minimal Flood Hazard (no shading).

Curve Table

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	200.00'	48°42'00"	169.99'	S79°13'59"E	164.92'	90.51'
C2	600.00'	14°22'33"	150.54'	S83°36'18"W	150.15'	75.67'
C3	25.00'	122°42'52"	53.54'	S34°06'50"E	43.88'	45.77'
C4	50.00'	255°19'30"	222.81'	S79°34'51"W	79.16'	64.78'
C5	25.00'	124°29'55"	54.32'	N14°10'03"E	44.25'	47.52'
C6	25.00'	90°00'00"	39.27'	S09°52'59"E	35.36'	25.00'
C7	25.00'	90°00'00"	39.27'	S80°07'01"W	35.36'	25.00'
C8	24.00'	40°07'43"	16.81'	S00°48'22"W	16.47'	8.77'
C9	50.00'	265°50'05"	231.98'	S66°20'27"E	73.23'	53.77'
C10	25.00'	44°51'32"	19.57'	N44°08'50"E	19.08'	10.32'
C11	350.00'	21°57'01"	134.09'	N24°08'31"E	133.27'	67.88'

Line Table

Line	Bearing	Distance
L1	S54°52'59"E	197.00'
L2	N35°07'01"E	77.11'
L3	N54°52'59"W	369.00'
L4	N33°03'02"W	82.60'
L5	N00°47'34"E	59.94'
L6	N89°12'26"W	51.97'
L7	N00°46'54"E	337.05'
L8	S89°13'02"E	147.75'
L9	N76°25'01"E	533.54'
L10	S26°57'01"E	492.76'
L11	S35°07'01"W	659.69'
L12	S76°50'00"E	5.79'
L13	S35°07'01"W	540.28'
L14	N54°52'59"W	151.36'
L15	S76°25'01"W	97.06'
L16	N10°39'19"W	98.39'
L17	N89°12'26"W	110.44'

Line Table

Line	Bearing	Distance
L18	S89°13'06"E	166.65'
L19	S89°12'59"E	165.39'
L20	N76°25'01"E	584.45'
L21	N76°25'01"E	577.81'
L22	N35°07'01"E	13.23'
L23	S67°25'46"E	25.00'
L24	S26°57'01"E	117.48'
L25	N35°07'01"E	634.53'
L26	N35°07'01"E	173.05'
L27	S27°31'47"W	58.18'
L28	S13°26'09"W	118.50'

ASHBEL CROSSING

SECTION 6 FINAL PLAT

A SUBDIVISION OF 12,379 ACRES OF LAND
 OUT OF THE
 TALCOTT PATCHING SURVEY, A-620
 CITY OF BAYTOWN ETJ, HARRIS COUNTY, TEXAS
 41 LOTS 2 RESERVES 2 BLOCKS
FEBRUARY 2021

OWNER:
BEAZER HOMES TEXAS, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 10235 WEST LITTLE YORK, SUITE 200
 HOUSTON, TEXAS 77040
 PHONE (281) 560-6600

OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 A TEXAS LIMITED PARTNERSHIP
 d/b/a FRIENDSWOOD DEVELOPMENT COMPANY
 681 GREENS PARKWAY, SUITE 220
 HOUSTON, TEXAS 77067
 PHONE (281) 875-1552

ENGINEER/PLANNER:
 **JONES/CARTER**
Texas Board of Professional Engineers Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 03861-04
 620 West Loop South, Suite 100 - Baytown, TX 77520 • 713.777.5337

STATE OF TEXAS
COUNTY OF HARRIS

We, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, acting by and through Michael W. Johnson, Vice President of U.S. Home Corporation, a Delaware Corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, and Beazer Homes Texas, L.P., a Delaware limited partnership, acting by and through Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory – West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware limited partnership, owners of the 12.379 acre tract described in the above and foregoing map of Ashbel Crossing Sec 6 Final Plat in the Talcott Patching Survey A-620 Harris County, Texas and dedicate to public use as such the streets, alleys, parks and easements shown hereon forever and do hereby waive any claims for damages occasioned by the surface of any portion of streets or alleys, to conform to such grades; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title of the land so dedicated.

This Ashbel Crossing Sec 6 Final Plat accurately represents the proposed plans and type of development of that certain 11.97 acre tract of land shown hereon. We do further dedicate to the public all easements and public utilities therein, and we hereby covenant and restrict the land shown on hereon this plat to the uses as shown on the plat, and no use of such land, different from that shown on the recorded plat shall be made unless and until all ordinance requirements of the City of Baytown and the laws of the state of Texas to such proposed uses shall have first been complied with.

Further owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, 6 inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (u.e and a.e) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

Further owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (u.e and a.e) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30' 0") in width.

Further, owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions field separately.

Further, owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Baytown, Harris County, or any other governmental agency the right to enter upon said easement at any and all times for the purpose of construction and maintenance of the drainage facilities and structures.

Further, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, has caused these presents to be signed by U.S. Home Corporation, a Delaware Corporation, its General Partner, by Michael W. Johnson, its Vice President,

thereunto authorized, this _____ day of _____, 2021.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,

By: U.S. Home Corporation,
a Delaware Corporation,
its General Partner

By: _____
Michael W. Johnson
Vice President

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, by Beazer Homes Texas Holdings, Inc. Company, its General Partner has caused these presents to be signed by Jeff Anderson, its Vice President, thereunto authorized, attested by its Authorized Signatory – West Region, Greg Coleman

thereunto authorized, this _____ day of _____, 2021.

BEAZER HOMES TEXAS, L.P.,
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.
its General Partner

By: _____
Jeff Anderson
Vice President

Attest: _____
Greg Coleman
Authorized Signatory – West Region

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Anderson, Vice President, and Greg Coleman, Authorized Signatory – West Region of Beazer Homes Texas Holdings, Inc., General Partner of Beazer Homes Texas, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

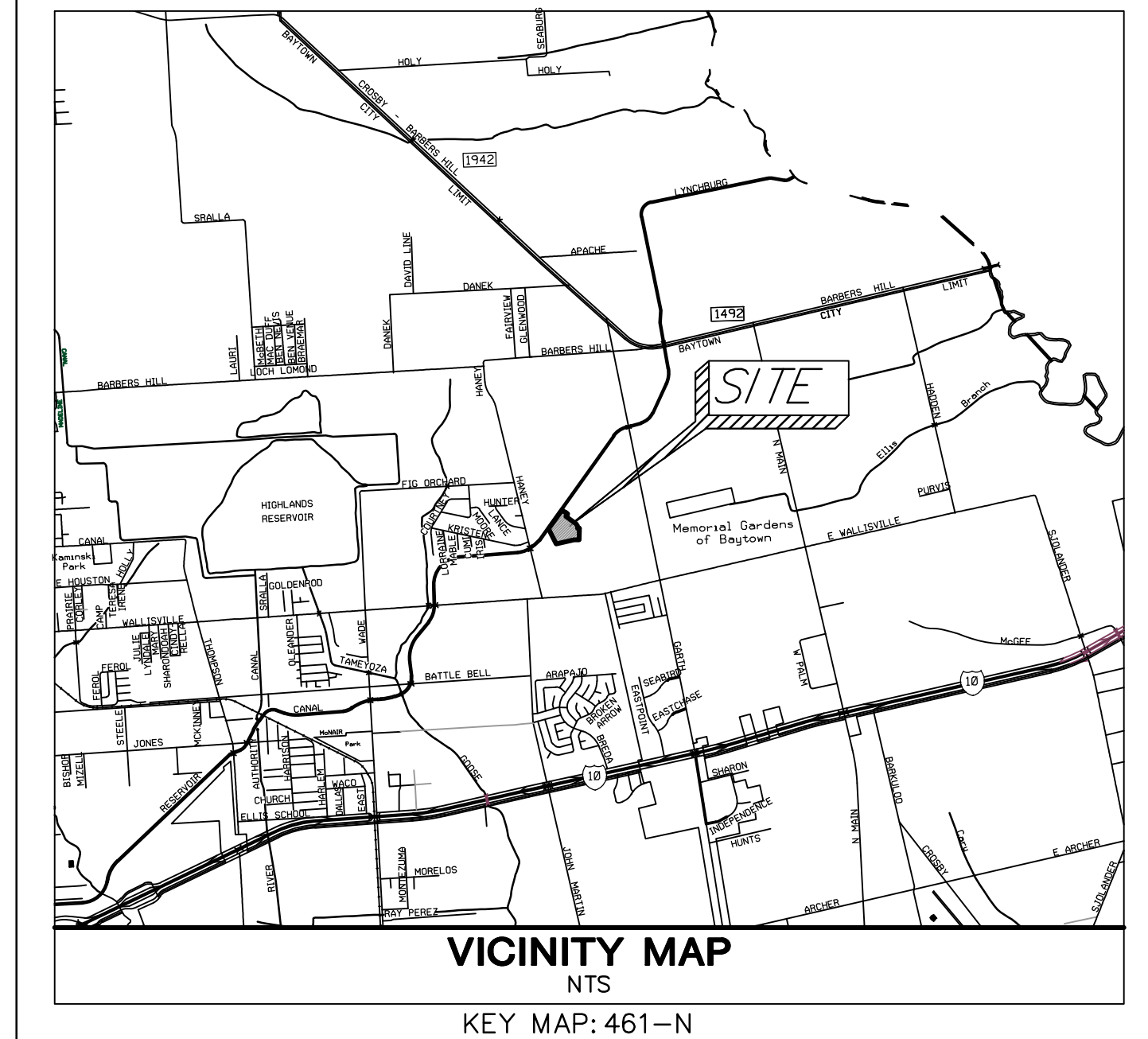
This is to certify that the Planning and Zoning Commission of the City of Baytown, Texas has approved this map and plat of Ashbel Crossing Sec 6 Final Plat in conformance with the laws of the State of Texas and the ordinances of the City of Baytown as shown hereon and authorized the recording of this plat this ____ day of _____ 2021.

By: _____
Tracey Wheeler
Chairman of Planning and Zoning
Commission

By: _____
Martin Scribner
Secretary of the Commission

I, Jeremy A. Chandler, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Jeremy A. Chandler
Registered Professional Land Surveyor
Texas Registration No. 5755



I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

John R. Blount, P.E., LEED AP
County Engineer

I, Teshelia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2021 by an order entered into the minutes of the court.

Teshelia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

I, Teshelia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o' clock ____ M., and duly recorded on _____, 20____, at ____ o' clock ____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Teshelia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

ASHBEL CROSSING

SECTION 6 FINAL PLAT

A SUBDIVISION OF 12.379 ACRES OF LAND
OUT OF THE
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10235 WEST LITTLE YORK, SUITE 200
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ENGINEER/PLANNER:
 JONES CARTER
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